ZA: L. CROSS & T. MOREIRA STAFF: W. NELSON & D. BARRIOS

PW: J. LAROCQUE

~REVISED~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR MONDAY, MARCH 3, 2014 30 MUIR ROAD MARTINEZ, CA 94553

1:30 P.M.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

CLOSED THE HEARING AND CONTINUED TO 07/21/14 AT 3:30 P.M. (TM) PHILLIPS 66 COMPANY (formerly CONOCOPHILLIPS) (Applicant & Owner), County File#LP05-2048: This is the second of three annual post-construction compliance hearings required for the Clean Fuels Expansion Project (CFEP) at the Phillips 66 San Francisco (aka Rodeo) Refinery. The refinery is located at 1380 San Pablo Avenue in the unincorporated community of Rodeo. (Zoning: Heavy Industrial; Parcel Numbers: 357-010-001, 357-300-005, 357-310-001, 358-030-034) (Continued from 10-21-13 TM) WRN Staff Report

COMPLIANCE REVIEW: CONTINUED PUBLIC HEARING

APPROVED WITH MODIFICATIONS TO COA #26 & 29 (LC) 3.

RUDOLF_SCHMID (Applicant) - GAYLE SHORTRIDGE-TAPSCOTT (Owner), County File #CV13-0075: The applicant seeks approval of a modification to an approved Minor Subdivision (County File #MS11-0005) to remove Condition of Approval #26, which requires the applicant to install right-of-way improvements, including a sidewalk, along the project frontage on Highgate Road. The subject property is located at 3 Highgate Road in the Kensington area. (Zoning: R-6/-TOV/-K, Single-Family Residential, Tree Obstruction of Views, Kensington Combining District) (Parcel Number: 572-221-002) CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Continued from 02/19/14 LC) EL Staff Report

DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED TO 03/17/14 AT 1:30 P.M. AS OPEN HEARING (TM) SHUJAUL BARI (Applicant) - BLACKHAWK CENTER CAL LLC (Owner), County File #DP12-3033: Application for approval of a non-substantial modification to a Final Development Plan (County File #DP85-3009) to allow for the removal of five (5) off-street parking spaces to allow for the establishment of a 2,800-square-foot enclosed play area and a new Montessori pre-school. The Montessori school will be located at Blackhawk Plaza, which is at 3380 Blackhawk Plaza Circle in the unincorporated Danville area. (Zoning: P-1, Planned Unit District) (Parcel Number 203-780-011) EL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 17, 2014. PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.